

City View Lofts
Balance Sheet Prev Year Comparison
As of May 31, 2025

	May 31, '25	May 31, '24	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts -			
Schwab Reserve	141,058.63	142,823.05	-1,764.42
Total Reserve Accounts -	141,058.63	142,823.05	-1,764.42
TBK Operating	16,247.29	12,532.14	3,715.15
Total Checking/Savings	157,305.92	155,355.19	1,950.73
Total Current Assets	157,305.92	155,355.19	1,950.73
TOTAL ASSETS	157,305.92	155,355.19	1,950.73
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,055.18	1,191.99	-136.81
Total Accounts Payable	1,055.18	1,191.99	-136.81
Other Current Liabilities			
Assessment Reserves Pay...	13,070.00	13,070.00	0.00
Total Other Current Liabilit...	13,070.00	13,070.00	0.00
Total Current Liabilities	14,125.18	14,261.99	-136.81
Total Liabilities	14,125.18	14,261.99	-136.81
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	101,305.10	98,143.74	3,161.36
Net Income	-5,121.68	-4,047.86	-1,073.82
Total Equity	143,180.74	141,093.20	2,087.54
TOTAL LIABILITIES & EQUITY	157,305.92	155,355.19	1,950.73

City View Lofts
Budget vs. Actual
January through May 2025

	Jan – May '25	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	37,500.00	37,500.00	0.00
Total Income	37,500.00	37,500.00	0.00
Expense			
Association Website	150.00	150.00	0.00
HOA Management	3,500.00	3,500.00	0.00
Wastewater	505.01	450.00	55.01
Tax Return / License	344.00	300.00	44.00
Garage Maintenance	150.00	1,250.00	-1,100.00
Fire System	173.00	0.00	173.00
Landscape	630.00	675.00	-45.00
Janitorial	1,700.00	2,450.00	-750.00
Xcel Energy	4,537.73	5,000.00	-462.27
Snow Removal	2,135.00	1,600.00	535.00
Trash / Recycle	2,423.20	2,425.00	-1.80
Insurance	20,088.00	17,200.00	2,888.00
Keys, Locks, Security	150.00	250.00	-100.00
Elevator Maintenance	1,750.45	2,000.00	-249.55
Water / Sewer	1,753.58	1,900.00	-146.42
Building Maintenance	1,472.21	1,500.00	-27.79
Phone / Callbox / Inte...	1,673.45	2,000.00	-326.55
Total Expense	43,135.63	42,650.00	485.63
Net Ordinary Income	-5,635.63	-5,150.00	-485.63
Other Income/Expense			
Other Income			
Interest – Reserve	2,408.92	0.00	2,408.92
Total Other Income	2,408.92	0.00	2,408.92
Other Expense			
Reserve Expenses	1,894.97	0.00	1,894.97
Total Other Expense	1,894.97	0.00	1,894.97
Net Other Income	513.95	0.00	513.95
Net Income	-5,121.68	-5,150.00	28.32